

Audit and Accountability Committee



May 24, 2018



Design-Build Services for SAPD Substation & Park Police Headquarters Project Pre Solicitation Briefing

Presented by

Christie Chapman, Assistant Director
Transportation & Capital Improvements

Solicitation Overview



Originating Department

Transportation and Capital Improvements



Solicitation Type

Design Build 2-Step Process
1) Request for Qualification
2) Request for Proposal



High Profile Designation

Contract value over
\$1 million



Estimated Contract Value

\$16.4 million



Current Contract Status

New Contract



Proposed Term

Estimated Construction
Completion: May 2020

Project Overview

- 2017 Bond Program project
- New Substation to house the 2100 section of the SAPD Patrol, SAFTE, Traffic, and provides a new Park Police Headquarters
- Substation will be roughly 33,000 to 38,000 square feet
- Includes community room available to neighborhood groups and SAPD to host outreach events
- Parking Lot will accommodate 450 Vehicles for police and the public



Solicitation Requirements

- SBEDA Prime 20 Points
 - SBE 10 pts
 - M/WBE 10 Pts
- SBEDA Subcontracting Goals
 - SBE 28%
 - M/WBE 24%
 - AABE 3%
- Mentorship Requirement
- Goal Setting Members
 - ✓ Linda Lopez-George (Citizen)
 - ✓ Nikki Ramos (Parks and Recreation)
 - ✓ Razi Hosseini (TCI)
 - ✓ Michael Sindon (EDD)

Phase I - RFQ Evaluation Criteria

- A. Experience, Background, Qualifications of DB Firm, Key Personnel, Key Sub-Consultants: *35 Points*
- B. Experience with issues in San Antonio Region & past experience with City of San Antonio: *10 Points*
- C. Understanding of Project and Proposed Management Plan: *20 Points*
- D. DB Team's past experience working together: *15 Points*
- E. SBEDA: *20 points* (SBE 10 points & M/WBE 10 points)

Phase II - RFP Evaluation Criteria

- A. Proposed Design Plan: *20 Points*
- B. Proposed Construction Plan: *20 Points*
- C. Context Sensitive Design: *10 Points*
- D. Overall Evaluation of Firm/Team and Ability to Provide Required Services: *10 Points*
- E. Proposed Fees for General Conditions/ Overhead & Profit: *20 Points*
- F. SBEDA: *20 points* (SBE 10 points & M/WBE 10 points)

Outreach Efforts

NIGP Codes Identified

- 90638 General Construction, Architectural Services
- 90937 Doors and Windows
- 90945 Finishes, Flooring, Wall and Ceiling
- 91430 Concrete
- 91438 Construction, Electrical
- 91450 Construction, HVAC
- 91468 Construction, Plumbing
- 91479 Structural and Reinforcement Metal Work

Number of Vendors to be Notified

- Central Vendor Registry: 409
- Targeted Vendor Outreach: 2,000 Weekly Vendor Notification

Advertising

- TVSA Channel 21
- COSA Bidding Opportunities website
- Hart Beat
- Electronic State Business Daily



Project Evaluation Committee

Voting Members

Erik Walsh, Deputy City Manager, City Manager's Office

Christie Chapman, Assistant Director, TCI

Randy Matyear, Assistant Capital Programs Manager, TCI

Francisco Garcia, San Antonio Police Department

Leslie Hickey, Police Department

Marcello Martinez, AIA Member



Project Timeline



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